175.0	0004	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	749,400 / 749,400
					USE VALUE:	749,400 / 749,400
					ASSESSED:	749,400 / 749,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
167		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCILVENNA KIMBERLY M/ TRUSTEE
Owner 2:	KIMBERLY M MCILVENNA LIVING TR
Owner 3:	
Street 1:	167 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MCILVENNA KIMBERLY M -
Owner 2:	-
Street 1:	167 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,920 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6920.000	309,400	700	439,300	749,400
Total Card	0.159	309,400	700	439,300	749,400
Total Parcel	0.159	309,400	700	439,300	749,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.89 | /Parcel: 487.8

Legal Description

User Acct 117402

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 08/25/18

!13662!

PREVIOUS ASSESSMENT

Parcel ID 175.0-0004-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	309,500	700	6,920.	439,300	749,500	749,500	Year End Roll	12/18/2019
2019	101	FV	243,300	700	6,920.	433,000	677,000	677,000	Year End Roll	1/3/2019
2018	101	FV	257,100	700	6,920.	332,600	590,400	590,400	Year End Roll	12/20/2017
2017	101	FV	257,100	700	6,920.	313,800	571,600	571,600	Year End Roll	1/3/2017
2016	101	FV	257,100	700	6,920.	288,700	546,500	546,500	Year End	1/4/2016
2015	101	FV	250,900	700	6,920.	269,900	521,500	521,500	Year End Roll	12/11/2014
2014	101	FV	250,900	700	6,920.	248,500	500,100	500,100	Year End Roll	12/16/2013
2013	101	FV	250,900	700	6,920.	248,500	500,100	500,100		12/13/2012

PRINT

Date	Time
12/11/20	03:35:13

LAST REV

Date	Time
02/06/19	14:25:33

mmcmakin

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SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCILVENNA KIMBE	72088-271	1	1/3/2019	Convenience	99	No	No		
MCILVENNA SEAN	67834-75		8/18/2016	Convenience	1	No	No		
LADD GREGORY L	33324-362		7/26/2001		385,000	No	No		
ADOMEIT HANNES	27320-102		5/23/1997		225,000	No	No		Y

USER DEFINED

Prior Id # 1:	117402
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2016	1453	Redo Bat	15,900	O				
1/24/2012	85	Manual	6,000					replace side entry
11/9/2011	1434	Redo Kit	15,500					
9/3/2002	718	Inter Fi	5,000	O		G4	GR FY04	FINISH INTERIOR OF
8/14/2002	686	Inter Fi	1,000	C				OPEN SPACE BETWEEN
8/2/2002	640	Dormers	19,000	O		G4	GR FY04	30 FT DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
6/4/2012	Info Fm Prmt	BR	B Rossignol
10/24/2008	Meas/Inspect	345	PATRIOT
11/13/2001	MLS	MM	Mary M
3/11/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/16/1999	Measured	256	PATRIOT
7/20/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6920		Sq. Ft.	Site		0	70.	0.91	6									439,322						439,300	

Total AC/HA: 0.15886 | Total SF/SM: 6920 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 439,322 | Spl Credit | Total: 439,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33359373
Const Adj.:	0.99247509
Adj $ / SQ:	165.445
Other Features:	88000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420448
Depreciation:	110998
Depreciated Total:	309449

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

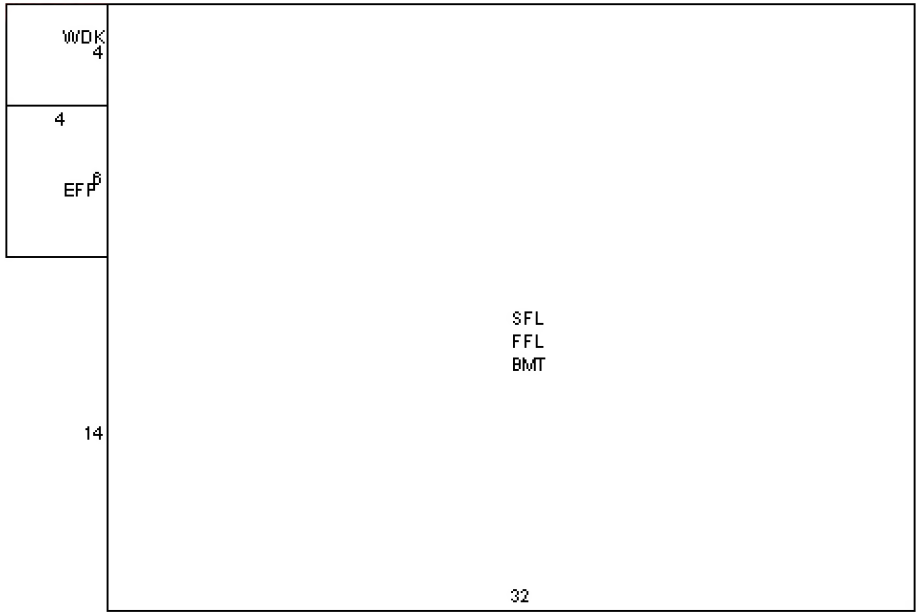
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	181.99
Special Features:	0	Val/Su Net:	132.00
Final Total:	309400	Val/Su SzAd	201.43

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	49.630	38,118
FFL	First Floor	768	165.440	127,062
SFL	Second Floor	768	165.440	127,062
EFP	Enclos Porch	24	72.050	1,729
WDK	Deck	16	15.880	254

Net Sketched Area:	2,344	Total:	294,225
Size Ad	1536	Gross Are	2344	FinArea	1536
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0004-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	22X9	A	AV	1998	4.14	T	16.8	101			700			700
2	Frame Shed	D	Y	1	6X12	A	AV	2003	0.00	T	12.8	101						

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700